

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA** met on Monday September 9, 2013 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

**I. ROLL CALL**

**Commissioners Present:** David Walter, Elizabeth Kehoe, Michael Gentile, and John West

**Commissioners Absent:** Kelly Smith and Michael Szakaly

**Staff Present:** Lisa Abbott and Christina Finley

**Other(s) Present:** Susan Failey, Danise Alano-Martin, Mick Renneisen, and Dave Williams

**II. READING OF THE MINUTES** – Mike Gentile moved to approve the minutes for February 4, 2013; March 4, 2013; April 1, 2013; June 3, 2013. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**III. EXAMINATION OF CLAIMS** – John West moved to approve the claims for August 2, 2013 for \$457,422.42; August 16, 2013 for \$317,376.31; August 30, 2013 for \$338,162.33. Mike Gentile seconded the motion. The board unanimously approved.

**IV. REPORT OF OFFICERS AND COMMITTEES**

**Director's Report.**

Abbott reported the CAPER went to HUD and no public comment was received.

The budget worksheets were not included in the packets. The HAND department moved to project based accounting with the new fiscal year that started June 1, 2013. According to the Controller's Office in order to run specific reports from the financial system using that module, a program called Business Analytics is needed. The department is in the process of acquiring the program.

Lisa Abbott and Doris Sims will be going to training in Detroit on September 18, 2013.

Abbott reported working with a group of graduate accounting students to do a project that is primarily for the rental inspection program.

The Citizen's Advisory Committee (CAC) organizational meeting will be in November. Abbott asked that nominations be made at tonight's meeting or the October meeting for a physical and social service representative. John West made a motion to nominate David Walter as the Social Service representative and Mike Gentile as the Physical Improvements representative. Elizabeth Kehoe seconded the motion. The board unanimously approved.

## **V. UNFINISHED BUSINESS**

None.

## **VI. NEW BUSINESS**

**A. RESOLUTION 13-26:** Approval to Pay the TIF Seminar Expensed from the Redevelopment Fund. This resolution is asking for approval to pay the bill for the seminar that Kostas did for the August meeting. Mike Gentile made a motion to approve Resolution 13-26. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**B. RESOLUTION 13-27:** Approval to Pay IU Press Building Roof Change Order with TIF Bond Funds. Abbott stated the commission originally approved a resolution for up to \$200,000 for the IU Press Building Roof. After bids came back the resolution was brought back to the commission to approve the exact amount of the contract. There was an unforeseen issue with the roof which cost an additional \$4,979.00 over the amount of the contract. This amount is now needed to pay for the additional roof work. Even with the additional amount, the total cost is still under the \$200,000 amount originally approved.

John West made a motion to approve Resolution 13-27. Mike Gentile seconded the motion. The board unanimously approved.

**C. RESOLUTION 13-28:** Approval to Pay for Cascades Trail Part 2 Construction from the Kinser-Prow TIF. Dave Williams, from City Parks, is requesting funds to proceed with a bid for the second phase of the Cascades Trail project. Williams distributed a map. There were two previous resolutions of funding support in 2009 and 2010 for design work. The first phase of trail construction has been completed. Starting at the intersection of Club House Drive and Lower Cascades Park Dr. (Old SR 37), crossing at Walnut, and ending at Stone Mill Road, was completed in 2012 with a DNR grant. TIF funds are being requested for the second phase that runs from Club House Drive and old SR 37 to Kinser Pike.

Tonight's request is for \$629,100.00, which is the engineer's estimate for the second phase of the project. With funding approval bids would open on September 27<sup>th</sup> and if satisfactory, contract approval would occur at the October 7<sup>th</sup> meeting.

Abbott informed the commission they have \$690,450.56 available to commit in the Kinser-Prow TIF. Kehoe commented that will not leave much left in the TIF. Abbott stated that this is the only on-going project in this TIF and she feels the project will increase bicycle safety significantly.

John West asked Abbott to go over the balances again. She stated the cash balance is \$718,741.55. There is an expected 2013 payment in December of approximately \$44,000.00, which leaves \$762,741.00 for 2013. There is one open resolution that has \$72,290.99 allocated to spend, which leaves available to commit \$690,450.56. John West stated that the requested amount would nearly exhaust the TIF fund.

John West asked if there was any other way of getting the improvements without spending the \$629,100.00 from TIF funds. Williams said they had planned on using funds from the State Transportation Enhancement grant program. Those funds were originally awarded for the Jackson Creek Trail project; however the project ultimately was paid for using ARRA Stimulus funding. Williams' request to have the Jackson Creek Trail grant funds transferred to a phase of the Cascades Trail project was not approved by the State. Attempts have been made to find other funding other than from the TIF. However, the RDC is the only funding source left.

John West likes the project but is concerned that the fund will be drained and if an infrastructure project comes in we would not be able to fund it. Williams stated he has consulted with Public Works and they do not currently have any infrastructure projects planned. David Walter stated there are not a lot of infrastructure projects coming in. Abbott also stated there currently are not any infrastructure projects on the master plan in this area beyond this project.

Elizabeth Kehoe made a motion to approve Resolution 13-28, Cascades Park Trail Phase 2. Mike Gentile seconded the motion. The board unanimously approved.

**D. RESOLUTION 13-29:** Approval to Pay for Environmental Assessment of Warehouse A and B with TIF Bond Funds. Danise Alano-Martin stated that in preparation for creating a scope of work for the demolition of warehouse B, which is the food services building and possibly warehouse A, we would like to assess for the presence of asbestos in both buildings. We are asking for just an assessment and not abatement.

John West asked how they came up with the \$15,000 for the assessment. Alano-Martin stated that Rudy Fields, from Fields Environmental has already looked through the warehouse B, food services building. He gave an estimate for the assessment of that building and based on that we added in for warehouse A, the printing services building. John West asked if they are going to do any phase 2 core drilling. Alano-Martin said it is very possible. The fee includes for the food services building, not only asbestos but cataloging inventory and any other environmental issues we need to take into consideration for the demolition of the building. West stated \$15,000 seems extremely high. Alano-Martin clarified it can be up to the \$15,000. Walter stated knowing in advance will save you money down the road. Abbott did not feel the price was too high, the assessment for Patterson-Pointe cost more than \$15,000. Fields Environmental will be doing the work.

Mike Gentile made a motion to accept Resolution 13-29. John West seconded the motion. The board unanimously approved. ADOPTED.

## **VII. BUSINESS/GENERAL DISCUSSION**

**A.** CTP update. Danise Alano-Martin reported having many conversations with Gordon Hendry as he prepares to do a presentation for us related to the RFQ for the printing services building. We are meeting this week with a tech business who's potentially interested in the purchase of the IU Press or Administration Building. There could be a land swap related to that interest which is property we need for the central green space that goes through the property.

Alano-Martin invited the commission members to visit Indianapolis, at the Speak Easy on November 1, 2013. The Speak Easy is a co-work space that is run by a not-for-profit membership organization.

Alano-Martin also reported looking into the district energy concept. The master plan did an assessment of four options. The department is looking into those options. Jackie Bauer, Economic and Sustainable Development Coordinator has already been talking with the Richard Lugar Center. This is a new center of excellence that is focused on efforts such as creating collaborations, innovative ideas, and energy efficiency and conservation. We want to take a look at their efforts. The difficult part is that we will not own all of the buildings. The first thing we want to do is figure out what district energy we want to pursue so we can incorporate that into our scope of work for the design and engineering of the Tech-Park Phase 1 improvements.

Alano-Martin reported meeting with an engineering firm, Durkin & Villalta Partners Engineering (DVPE). They have done some metro thermal projects which are through heat source recovery. They have some smaller scale projects also.

John West asked if there is a target date to do something that is physically visible. Alano-Martin said we would like to have at least an RFQ by the end of the year and the bid for the demolition of the food services building.

#### **VIII. ADJOURNMENT**

Mike Gentile made a motion to adjourn. The meeting adjourned at 5:45 p.m.